

### GENERAL NOTES

- PRIOR TO STARTING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
- REFER TO CONSTRUCTION PLANS FOR NEW LAYOUT DIMENSIONS TO DETERMINE EXTENTS OF DEMOLITION. DEMOLITION SHALL BE PERFORMED TO THE MINIMUM EXTENT POSSIBLE TO ACHIEVE NEW LAYOUT REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR UPDATING, PAINTING AND FINISHING ALL EXPOSED SURFACES. FINISHES SHALL BE REQUIRED ON EXISTING CORE RESTROOMS, JANITOR CLOSETS, ELEVATOR CABS, STAIRWELLS AND ELECTRICAL ROOMS.
- ALL CONSTRUCTION TO BE DONE DURING BUSINESS HOURS SHALL BE COORDINATED IN ADVANCE WITH LOCAL CONTACT.
- PROTECT REMAINING WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES FROM DAMAGE.
- DEMOLISH ALL EXISTING FLOOR COVERINGS AND BASE TRIM TO FINISH LEVEL SURFACE. PREPARE FLOOR TO SMOOTH LEVEL SURFACE.
- PROTECT ALL WINDOW COVERINGS AT PERIMETER WINDOWS DURING DEMOLITION & CONSTRUCTION.
- G.C. RESPONSIBLE FOR COORDINATING THE HANDLING AND STORAGE OF ALL REMOVED ITEMS WITH THE BUILDING LANDLORD.
- EXISTING WALLS, FLOORS, CEILINGS, WINDOW SILLS, AND ALL EXPOSED SURFACES THAT HAVE BEEN DAMAGED OR DISTURBED BY DEMOLITION OR CONSTRUCTION WORK SHALL BE REPAIRED, REPLACED AND/OR RECONDITIONED SUCH THAT THEY CANNOT BE DISTINGUISHED FROM NEW OR ADJACENT EXISTING SURFACES.
- AND FINISHES.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. FINISHES SHALL BE LIMITED TO THE ADA ACCESSIBILITY GUIDELINES.
- ACCESS CONTROL DEVICES, DOOR HARDWARE, FIRE EXTINGUISHERS, SIGNAGE, ETC... SHALL COMPLY WITH THE ADA ACCESSIBILITY GUIDELINES.
- SUBMITTALS/SHOP DRAWINGS:
  - SUBMIT FINISH SAMPLES TO TENANTS FOR APPROVAL.
- ALL SEALANTS, PAINTS, CLEANING PRODUCTS, ETC. SHALL EMIT LOW OR NO VOLATILE ORGANIC COMPOUNDS.
- PROVIDE WEEKLY PHOTO UPDATES OF CONSTRUCTION PROGRESS.
- PAINT EXISTING CEILING GRID AND RETURN AIR GRILLES WHITE AS NEEDED. REPLACE DAMAGED CEILING TILE AND GRID DURING CONSTRUCTION TO MATCH EXISTING.
- REPLACE ALL WORK/DAMAGED CEILING TILES WITH NEW TO MATCH EXISTING.

### CODE SUMMARY

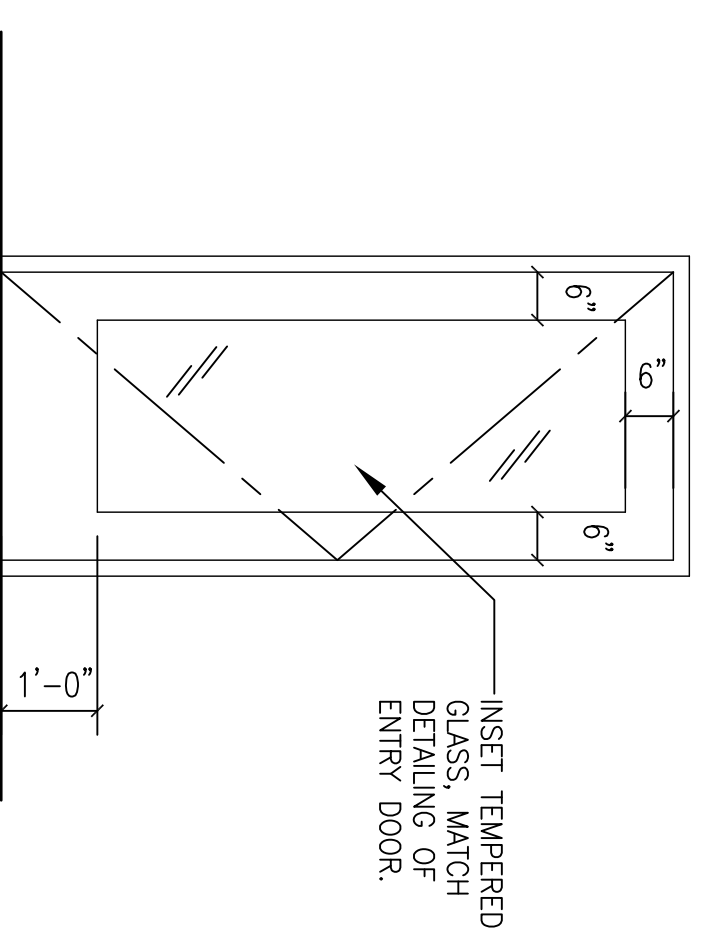
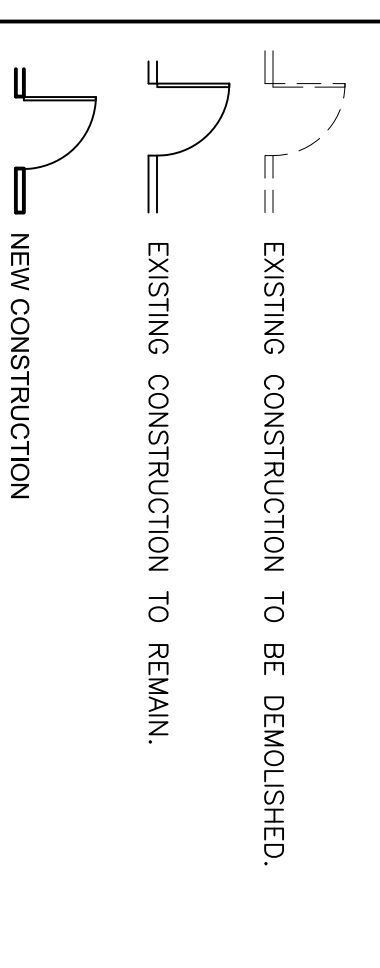
CODES REVIEWED:

- IEBC 2009, NFPA 101 2009, ADA ACCESSIBILITY GUIDELINES
- IEBC 2009
- 404.1 ALL NEWLY INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH SECTION 804 OF THE INTERNATIONAL BUILDING CODE (2009)
- 602.2 NEW INTERIOR FLOOR FINISH, INCLUDING NEW CARPETING, SHALL COMPLY WITH SECTION 804 OF THE INTERNATIONAL BUILDING CODE (2009)
- 604 MAINTAIN THE EXISTING LEVEL OF EGRESS PROTECTION
- 605 RENOVATED AREAS SHALL COMPLY WITH THE ADA ACCESSIBILITY GUIDELINES.
- 701.3 ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2009)
- NEPA 101 - CHAPTER 39 EXISTING BUILDING OCCUPANCY
  - 39.1.7.1 OCCUPANT LOAD = 100 SF PER OCCUPANT
  - 39.1.7.2 OCCUPANTS = 22
  - 39.1.5.3.2 COMMON PATH OF TRAVEL SHALL NOT BE LIMITED IN A SINGLE AREA = 2,171 SF
  - 39.2.6.2 TRAVEL DISTANCE TO AN EXIT - 200' MAXIMUM
- ADA ACCESSIBILITY GUIDELINES
- MINIMUM WIDTH ALONG ACCESSIBLE ROUTE = 36", INCLUDING AISLES.

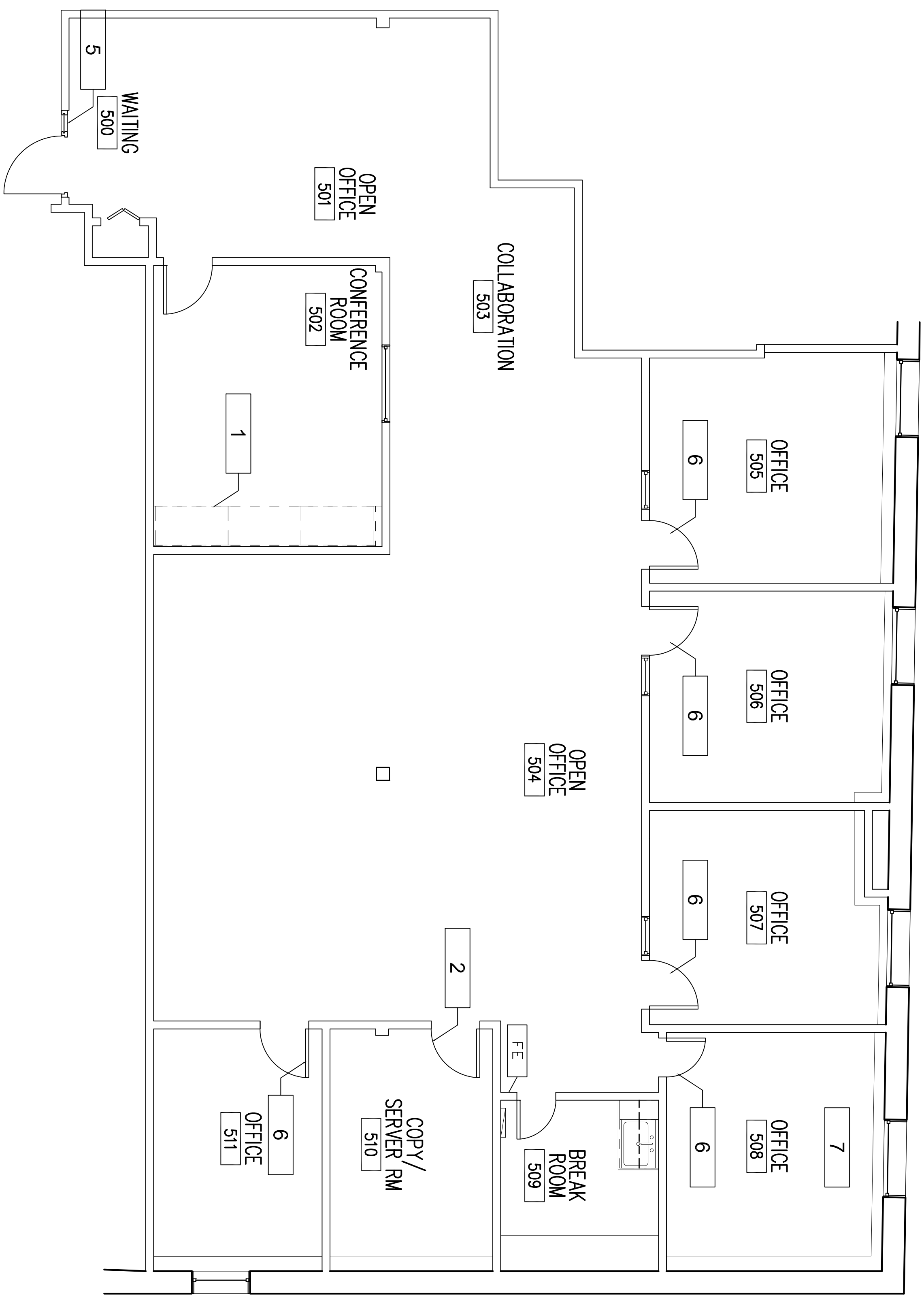
### KEYNOTES

- DEMOLISH EXISTING BUILT-IN BOOK CASE. PATCH/REPAIR FINISHES AS REQUIRED SUCH THAT EXISTING FINISHES CAN NOT BE DISTINGUISHED FROM NEW.
- PROVIDE LOWER IN EXISTING DOOR.
- TENANT PROVIDED FURNITURE. CONTRACTOR TO VERIFY DIMENSIONS AND COORDINATE PLACEMENT OF OUTLETS WITH TENANT AND FURNITURE VENDOR PRIOR TO ANY INSTALLATION.
- PROVIDE ELECTRICAL OUTLET FOR EXISTING COPPER.
- EXISTING DOOR & TRIM TO REMAIN AS IS.
- PROVIDE INSET TEMPERED GLASS AT ALL EXISTING OFFICE DOORS. PER DETAIL 02-21.
- REPAIR HEATING SYSTEM IN CORNER OFFICE. ASSESS AND MITIGATE ANY ENVIRONMENTAL DAMAGES IN CORNER OFFICE DUE TO IMPROPER HEATING OPERATIONS.
- PROVIDE METAL TRANSITION STRIP, SCALLOPER OR EQUAL TO SEPARATE EXISTING FLOORING FROM NEW. TRANSITION TO BE CENTERED IN DOORWAY.
- FLOORING TO REMAIN.
- REMOVE ALL TRIM AND FINISHES TO SUPPLY FLOOR POWER/DATA OUTLETS UNDERNEATH NEW CARPET.
- EXISTING PORTABLE FIRE EXTINGUISHER

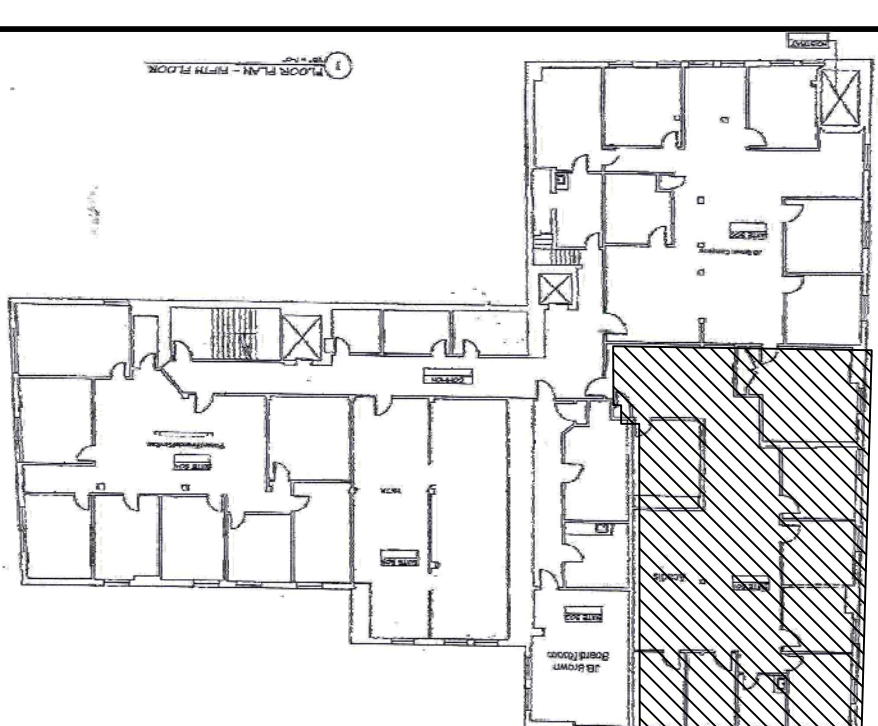
### CONSTRUCTION LEGEND



A2 TYP. OFFICE DOOR  
1/2" = 1'-0"



A6 DEMOLITION & CONSTRUCTION PLAN  
1/8" = 1'-0"



PROJECT NORTH

REV.	DESCRIPTION	DATE
1	FINISH SELECTIONS	01/23/15
0	NOTE REVISIONS	01/15/15

CURRENT ISSUE STATUS:

**DESIGN GROUP**  
**COLLABORATIVE**  
**ARCHITECTURE**  
**ARCHITECTURE**  
**DESIGN + PLANNING**  
 22 FREE STREET  
 PORTLAND, MAINE 04101  
 (207) 699-3300

**ARCADIS**  
 city, stie

### FLOOR PLAN

SHEET TITLE: FLOOR PLAN  
 DATE: 12/19/2014  
 SCALE: AS SHOWN  
 PROJECT NO.: 124012  
 SHEET NO.: 501  
 DRAWN BY: SJA  
 DATE OF RECORD: CMM



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